

## Summary of Estimated Silver Spring Music Venue Project Financials

<b>Information and Assumptions</b>	
Current (FY08) Assessed Value of the Land	\$3,885,900
County Share of Capital Improvements	\$4,000,000
State Share of Capital Improvements	\$4,000,000
Estimated Assessed Value after Capital Improvements <sup>1</sup>	\$9,000,000
Equipment Installed at Tenant's Cost (Personal Property)	\$2,000,000
Estimated Real Property Tax Rate (per \$100 AV)	\$1.332
Estimated Personal Property Tax Rate (per \$100 AV)	\$2.669
Estimated Number of New Jobs in Montgomery County	30
Estimated Average Annual Salary of the New Jobs	\$45,000
Tenant's Annual Lease Payment to the County	\$100,641
<b>Capital Cost (over 20 Years)</b>	
Amount Financed	\$8,000,000
Estimated Interest Rate	7.0%
Term (Years)	20
Total Cost over 20 Years	\$15,102,868
Principal	\$8,000,000
Interest	\$7,102,868
<b>ANNUAL Carrying Cost (Average Annual Interest Cost)</b>	<b>\$355,143</b>
<i>State Share of Carrying Cost (rounded)</i>	<i>\$177,572</i>
<i>County Share of Carrying Cost (rounded)</i>	<i>\$177,572</i>
<b>Revenues (Annual)</b>	
<b>STATE TAXES</b>	
State Annual Income Tax <sup>2</sup>	\$123,495
State Retail Sales & Use Tax <sup>2</sup>	\$633,567
State Real Property Tax <sup>2</sup>	\$24,500
State Alcoholic Beverages Taxes <sup>2</sup>	\$11,251
<b>State Tax Revenues</b>	<b>\$792,813</b>
<b>COUNTY TAXES</b>	
County Real Property Tax (net of tax credits, avg for 20 years)	\$73,768
County Personal Property Taxes	\$53,380
County Income Tax	\$26,199
County Fuel-Energy Tax	\$7,735
County - Other Revenues	\$12,769
<b>County Tax Revenues</b>	<b>\$173,851</b>
<b>OTHER COUNTY REVENUES/COST AVOIDANCE</b>	
Tenant Fit-out	\$188,786
Tenant-Paid Maintenance	\$186,870
Tenant-Paid Utilities	\$211,048
Major Systems Replacement Reserve Fund	\$125,000
Celebrate Silver Spring Payment	\$30,000
County Use of Facility (Free of Charge)	\$48,367
Community Use of Facility (Discounted Charge)	\$132,060
Complimentary Tickets	\$28,214
County - Tenant's Annual Lease Payment	\$100,641
<b>Other County Revenues</b>	<b>\$1,050,984</b>
<b>ANNUAL Revenues</b>	<b>\$2,017,649</b>
<b>Net Effect on Annual State Revenues (Taxes LESS Carrying Cost)</b>	<b>\$615,242</b>
<b>Net Effect on Annual County Tax Revenues (Taxes LESS Carrying Cost)</b>	<b>-\$3,720</b>
<b>Net Effect on Annual State and County Revenues (Revenues LESS Carrying Cost)</b>	<b>\$1,662,506</b>
<b>State Rate of Return on Investment (MIRR) - (All Revenues)</b>	<b>9.9%</b>
<b>County Rate of Return on Investment (MIRR) - (TAXES ONLY)</b>	<b>1.8%</b>
<b>County Rate of Return on Investment (MIRR) - (All Revenues)</b>	<b>11.4%</b>
<b>Combined State and County Rate of Return on Investment (MIRR)</b>	<b>11.2%</b>

<sup>1</sup> Only 25% of the Current (FY08) Land amount will be used.

<sup>2</sup> State revenues (except for alcoholic beverages taxes) used are RAM outputs (Maryland Tourism) for the Direct and Indirect impact of the original project at this site.

Note: County Revenues per the Economic Development Fund Fiscal Impact Model, except:  
 (a) Personal Property Taxes based on current tax rate and Live Nation's equipment cost  
 (b) Real Property Taxes are net of Arts & Entertainment District, Enterprise Zone and Parking Lot District Tax Credits for which the property may be eligible.